

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Owner 1:	KROEGER MARJORIE			
Owner 2:				
Owner 3:				
Street 1:	21 MYSTIC LAKE DR			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: KROEGER MARJORIE & -		
Owner 2: CHILTON RALEIGH -		
Street 1: 21 MYSTIC LAKE DRIVE		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 2176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7047																
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102			Condo			Prime NB Desc			CONDO			Total:			Spl Credit			Total:			

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	677,900			677,900
Total Card	0.000	677,900			677,900
Total Parcel	0.000	677,900			677,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		311.53	/Parcel: 311.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	677,900	0	.		677,900		Year end	12/23/2021
2021	102	FV	657,400	0	.		657,400		Year End Roll	12/10/2020
2020	102	FV	647,200	0	.		647,200	647,200	Year End Roll	12/18/2019
2019	102	FV	575,600	0	.		575,600	575,600	Year End Roll	1/3/2019
2018	102	FV	507,500	0	.		507,500	507,500	Year End Roll	12/20/2017
2017	102	FV	461,500	0	.		461,500	461,500	Year End Roll	1/3/2017
2016	102	FV	461,500	0	.		461,500	461,500	Year End	1/4/2016
2015	102	FV	425,500	0	.		425,500	425,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	Measured	DGM	D Mann
4/10/2013	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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Sign:

VERIFICATION OF VISIT NOT DATA

	Total Card /	Total Parcel
APPRAISED:	677,900 /	677,900
USE VALUE:	677,900 /	677,900
ASSESSED:	677,900 /	677,900



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	152612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	00:04:08

LAST REV

Date	Time
07/16/18	15:10:07

danam
4116

QUESTION	ANSWER	EXPLANATION
QUESTION	Result	

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BK: U41 PG: 69 CERT: U0008069 646-2616,Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	89 - 7047

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals				RM: 6				BR: 3				Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.13253665
Const Adj.:	1.02010000
Adj \$ / SQ:	352.367
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	832750
Depreciation:	154891
Depreciated Total:	677858

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	352.37	
Special Features:	0	Val/Su Net:	311.53	
Final Total:	677900	Val/Su SzAd	311.53	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,176	352.370	766,750
Net Sketched Area:		2,176	Total:	766,750
Size Ad	2176	Gross Area	2176	FinArea
				2176

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

